

# Village of Lewiston reminds residents of short-term rental deadline

Failure to register means STR has to shut, or owner could be fined

At Tuesday's Village of Lewiston Board of Trustees meeting, it was announced only about nine short-term rental site owners have completed the process now required to run a temporary lodging site in the residential zoned districts. That's out of almost 50 locations identified during a recent canvassing associated with new municipal laws. The clerk's office is reminding

residents of the pending deadline. Correspondence sent to residents reads, in part: *This letter is a final courtesy notice informing you that an application must be filed with the Clerk's office, along with payment of \$50.00 by March 1, 2023 in order for your short-term rental property to continue operations. The initial letter and application were sent on January 24, 2023*

stating the following: *"This letter is to inform you that effective January 17, 2023 the Village of Lewiston Board of Trustees adopted Local Law #2023-1 – Short-Term Rentals. The entire code can be found at <https://villageoflewisston.net/>. The code reads the owner of a short-term rental must apply for a Special Permit to continue operations as such. The above listed properties are on the*

*approved list of properties eligible for application(s). No other short-term rental properties will be considered at this time."* *If short-term rental operations continue without following the required application process and/or approval, you will be subject to fines up to \$1,000 per day, and a cease and desist order will be issued. Please contact the Village Office*

at 716-754-8271 or [clerk@villageoflewisston.com](mailto:clerk@villageoflewisston.com) should you have any questions. Those who fail to complete this new process, "could lose the opportunity to even run a short-term rental," Trustee Tina Coppins said. Mayor Anne Welch said, "They really need to call and come in and make that appointment."

# Lewiston board receives good news on financial standing

BY JOSHUA MALONI  
GM/Managing Editor

As the Village of Lewiston Board of Trustees heads into budget season, it does so with some good news.

Prior to Tuesday's monthly meeting, the municipality was presented a financial report from its new certified public accounting firm, EFPR Group. Partner Thomas E. Smith, CPA, said, "I think we're in a good position moving forward."

He provided a summary for the 2022 fiscal year (as of May 31), which noted the following:

- Revenues were expected to be \$2,766,529, while expenses were pegged at \$3,278,654 – meaning \$512,125 in fund balance would've been required to balance the budget. Instead, the village took in

\$3,212,930, while spending just \$3,106,335.

As a result, the general fund's total fund balance, as reflected in the fund financial statements, increased by \$106,595 – bringing the total fund balance to \$2,049,854.

Notably, nonproperty tax items came in \$261,106 higher than expected.

Of the total fund balance, the general fund's unassigned fund balance is \$1,256,090, which represents approximately 40.4% of the 2022 general fund expenditures.

Not included in the report was the unexpected mold remediation, which took place in September and cost \$120,000. That fee was paid from the fund balance.

- The water and sewer funds ended 2022 with an increase in fund balance of \$39,301 and

\$109,787, respectively, due to reduced expenditures. The resulting total fund balances are \$34,651 and \$288,997. The water line should be in even better position as of May 31, 2023, as the rate has gone up twice since the 2022 budget was adopted.

- The capital projects fund ended 2022 with an increase in fund balance of \$994,129 due to proceeds received from the issuance of serial bonds.

"Every fund is in a healthy position," Smith said.

He added, "If you compare your assets to liabilities, you're in a very good position; as well as your fund balance compared to expenses. At the fund level, where you budget and really care about the operations – very, very healthy position for the village at year end."

Deputy Mayor Vic Eydt asked where the Village of Lewiston stands in comparison to similar municipalities.

"You're in very good shape," Smith said.

"That's what we like to hear," Mayor Anne Welch said.

The report stated, "The Village's funds are in good financial position with positive fund balances and adequate reserves. The 2023 financial outlook has challenges with continuing efforts to control costs and expanding economic development in the Village and property values increasing. The 2023 budget is structurally balanced and adequately addresses the rising costs of personnel costs and employee benefits such as health insurance and retirement plan. The adopted 2023 budget will

raise \$6,731 more in real property taxes than 2022. Total fund appropriations for 2023 are \$4,489,885 which is \$401,081 higher than the original 2022 budget."

Trustees approved the almost \$4.5 million budget last spring, opting to keep the tax rate at \$7.76 per \$1,000 of assessed property valuation. If gains and losses were to go as projected, then \$623,681 from the appropriated fund balance would be required to square the books.

Of course, the trend for the past decade has been an expected loss and an actual gain – as was the case in the EFPR Group report.

Elected leaders will decide on next year's budget – and the tax rate – in coming weeks.

The fiscal year begins June 1.

## IN THE NEWS

### Mount St. Mary's Saint Francis Guild presents 'BLINGO'

The Mount St. Mary's St. Francis Guild has "reimagined" its annual spring Pink Elephant Sale that was a tradition for many across the region. This year, the guild will host a "BLINGO" event on Thursday, March 23, at the Niagara Falls Country Club. The public is invited to attend this fundraiser – where the prizes for bingo winners will be bling.

Tickets are \$50 each and includes 15 games of "BLINGO," prizes, giveaways, a commemorative stamper and an assortment of hot and cold hors d'oeuvres (sliders with toppings, charcuterie, Mediterranean cheeses, fruits and veggies, desserts.) A wall of gift cards will also be featured, and a cash bar will be available. Proceeds will benefit the hospital.

Tickets are on sale in the MSM Gift Shop – open 11 a.m. until 2 p.m. weekdays – or in the hospital's public relations office on the seventh floor. For more information or to obtain tickets at other times, call 716-298-2146.

### Darone named director of convention sales for Destination Niagara USA



Destination Niagara USA recently promoted Reanna Darone to director of convention sales.

In her new role, Darone is responsible for increasing convention and meeting sales in Niagara Falls USA, in an effort to drive a positive economic impact within the destination. She assists meeting planners from the initial planning stages of an event to coordinating hotel blocks, assisting with area tours and attractions, as well as off-site meal locations.

Darone has been in the hospi-

tality and tourism industry since 1997, and has been with Destination Niagara USA in various roles since 2005. Most recently she served as sales and service manager for the organization.

Destination Niagara USA stated, "A lifelong resident of North Tonawanda, Darone continues to give back to the community where she lives and works. In addition to her role with Destination Niagara USA, Darone serves on the gateway promotion committee for the Chamber of Commerce of the Tonawandas and volunteers for the Herschell Carrousel Factory Museum in North Tonawanda."

The mission of Destination Niagara USA is to expand the economic prosperity of the Niagara Falls USA communities by

generating individual and group visitation. For more information, visit [niagarafallsusa.com](http://niagarafallsusa.com).

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**NOTICE OF PUBLIC HEARING**  
**POWER AUTHORITY OF THE STATE OF NEW YORK**

The Power Authority of the State of New York (Authority) will hold a public hearing as detailed below on a proposed form of Contract for the sale of hydropower to Edwards Vacuum, LLC, Coal Ash Recycling LLC, and Sonwil Distribution Center, Inc.

Copies of the proposed Contract forms may be inspected at the Authority's office at the address below, or online at the Authority's Web site, [www.nypa.gov](http://www.nypa.gov).

Those wishing to make oral statements at the hearing are asked to provide to the Authority, in writing, in advance of the hearing, their name(s) and the name of the organization or group they represent. Oral statements should be limited to five minutes. Speakers should also provide two copies of their oral statements.

Hearing Date: March 30, 2023  
Hearing Times: 2:00 p.m. to 6:00 p.m.  
Hearing Location: 535 Washington Street, 2nd Floor Conference Room Buffalo, New York 14203

Written statements provided to the Authority by close of business on Friday, March 31, 2023, will also become part of the record of the hearing. For further information, including the address of other Authority offices at which copies of the proposed Contract forms may be inspected, contact:

POWER AUTHORITY OF THE STATE OF NEW YORK  
Karen Delince, Corporate Secretary  
123 Main Street, White Plains, New York 10601  
(914) 390-8085 | [secretarys.office@nypa.gov](mailto:secretarys.office@nypa.gov)

**NY Power Authority**

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**Living in a Toxic World**

Living in our modern world we are challenged to maintain good health in a toxic environment. From the air we breathe, to the foods we eat and the water we drink, our environment is polluted with toxic gases, excessive waste, harmful chemicals and radiation. From the outside, numerous pollutants can enter our bodies through our lungs, digestive tract or even through the skin.

Inside, our bodies naturally produce toxic substances as by-products of normal metabolism. These waste materials are generated every day and need to be eliminated if we are to remain healthy. **Our bodies have built-in waste-removal systems that we rely on to eliminate the bulk of these irritants before they have a chance to build up and cause problems.** The liver, gastrointestinal tract, kidneys, skin and lymphatic system are actively engaged in ridding the body of harmful toxins – regardless of their origin.

Many different plants contain nutrients that support the body's natural efforts to remove toxins and other waste materials. They can help the body cleanse itself naturally from the inside out by promoting healthy liver detoxification functions, maintaining healthy gastrointestinal elimination, encouraging healthy kidney function, and supporting lymphatic system function and blood purification processes.

**So if you are tired, have weight loss challenges, poor digestion or just want a safe, natural way to cleanse your body, call (716)754-9039.** Rose Chiropractic, P.C. is a natural health care practice focusing on health improvement through Nutrition Response Testing<sup>SM</sup> and chiropractic, located at 435 Ridge St., Lewiston.

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